

HEALTH AND SAFETY POLICY

1. Policy Statement

CB Property Services is committed to providing and maintaining a safe and healthy working environment for its proprietor, clients, members of the public and anyone else who may be affected by its work activities.

As a sole trader, I recognise my responsibilities under the Health and Safety at Work etc. Act 1974 and other relevant legislation, and will take all reasonably practicable steps to ensure that work is carried out safely and without risk to health.

The aim of this policy is to prevent accidents, work-related ill health and damage to property by identifying and controlling risks associated with the work I undertake.

2. Scope

This policy applies to all work activities undertaken by **CB Property Services**, including but not limited to:

- General building maintenance, repairs and alterations
- Basic carpentry and joinery
- Patch plastering and making good
- Painting and decorating
- Basic tiling and flooring repairs
- Minor plumbing works
- Installation of fixtures and fittings
- Snagging and refurbishment works
- General property maintenance
- Work at domestic and commercial properties, including occupied premises

3. Responsibilities

As the sole trader and proprietor of **CB Property Services**, I am responsible for:

- Ensuring compliance with all relevant health and safety legislation and guidance.
- Identifying hazards and assessing risks associated with the work I undertake.
- Implementing suitable control measures to eliminate or reduce risks.
- Ensuring I am competent and adequately trained to undertake the work.
- Maintaining tools, equipment and materials in a safe condition.
- Consulting with clients and others where necessary to ensure a safe system of work.
- Reviewing this policy and associated arrangements regularly.

4. Arrangements

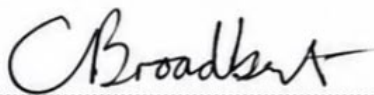
To achieve the aims of this policy, I will:

- Carry out suitable and sufficient risk assessments for the work undertaken.
- Use safe working methods and follow manufacturers' instructions.
- Use appropriate personal protective equipment (PPE) where required.
- Ensure tools, equipment and materials are suitable, well maintained and used correctly.
- Take account of site-specific rules, client requirements and any information provided by other duty holders.
- Keep work areas tidy, minimise risks of slips, trips and falls, and manage waste responsibly.
- Report and investigate any accidents, incidents or near misses, and take action to prevent recurrence.
- Keep up to date with relevant training, guidance and industry best practice.
- Seek competent health and safety advice where required.

5. Review

This policy will be reviewed at least annually or sooner if there is a significant change to my work activities, legislation or following an incident.

Signed:



Craig Broadbent

Proprietor / Sole Trader
CB Property Services

Date: 2 October 2026

Review Date: 2 October 2027